IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

In Re:)
Estate of Georgia L. Cantrell) NO. 94051
)

ORDER

This action was heard on this 27th day of April, 1990 before the Honorable James E. Everett, Probate Judge, upon the application of the Executrix, Virginia Ann Tenpenny for an order divesting title out of the minor, Justin Stewart Ingram, and vesting same in the Purchaser, John Howard Cantrell.

This hearing was upon the entire record including statements by the Executrix that the Will provided that John Howard Cantrell would have the option of buying the home place during a period of ninety (90) days from the death of Georgia L. Cantrell. John Howard Cantrell complied by paying $8,000.00 into the hands of Virginia Ann Tenpenny, Executrix for the Estate of Georgia L. Cantrell, within the ninety (90) day time period.

All parties have executed a deed, to the Purchaser, John Howard Cantrell, except Justin Stewart Ingram, who is a minor.

From all of which the Court makes the following findings of fact and law:

1. That the Last Will and Testament of Georgia L. Cantrell provides that John Howard Cantrell has the option of purchasing the home for $8,000.00 provided he exercises his option within ninety (90) days of the death of his mother, Georgia L. Cantrell.

2. That this option has been exercised, and that John Howard Cantrell should have legal title to the home vested in him.

3. That Justin Stewart Ingram is a minor and without a general guardian, and is unable to execute a deed.

IT IS, THEREFORE, DECREED that all the right, title and interest now vested in Justin Stewart Ingram in the following described real estate be divested out of him and vested in the Purchaser, John Howard Cantrell, in fee simple.

THE FOREGOING is therefore ORDERED, ADJUDGED AND DECREED BY THIS COURT, and the house and lot (said real estate) located at 910 Joseph Avenue, Nashville, Tennessee is described as follows:

> Land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, being part of the Lucy H. Lindsley Tract, not of record, described according to a survey made by Lewis D. Justice, Surveyor, July 6, 1944, as follows:
>
> Beginning on the westerly margin of Joseph Avenue at a point 236.9 feet north of the northerly margin of Cleveland Street; thence with the westerly margin of said Avenue northwardly 38.1 feet to the southeast corner of the property formerly owned by Mary F. Smith; thence with the southerly line of the said Smith property, westwardly 149.7 feet to the easterly margin of an alley; thence with said alley southwardly 36.8 feet to a point 236.2 feet north of the northerly margin of Cleveland Street; thence eastwardly 150.3 feet to the beginning.
>
> Being the same property conveyed to John A. Cantrell and wife, Georgia L. Cantrell by deed from Joe Kornman, and wife, Ann Kornman of record in Book 1296, page 201, Register's Office for Davidson County, Tennessee. The said Georgia L. Cantrell, surviving tenant by the entirety, having since died, being predeceased by her husband, John H. Cantrell. Said property is vested in Virginia Ann Tenpenny, Trustee for Angela Marie Wright, Penny Leann Jones and James Douglas Tenpenny; Virginia Ann Tenpenny, individually; William Dale Cantrell, Betty Ann Winters, Pamela Lynn Wright, Michael Lee Cantrell, Jeffery Dale Cantrell, William Gary Cantrell, Sharon Elaine Ingram, Justin Stewart Ingram, and John Howard Cantrell by Will of record in Book 169, page 918, Register's Office for Davidson County, Tennessee.

The costs of this proceeding are taxed to the estate. The Clerk will execute and deed to the Purchaser, if requested.

JAMES E. EVERETT
PROBATE JUDGE

Approved by:

Tom G. Coleman, Jr. #3966
Attorney for Petitioner
9000 E. Church St., B-102
Brentwood, TN 37027

David Coleman 12604
Attorney for Petitioner
9000 E. Church St. B-102
Brentwood, TN 37027

5057 04/27 0101 03CHECK 6.00

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 25 DAY OF April, 1990
BILL COVINGTON, CLERK
BY: DEPUTY CLERK

22113

IDENTIF. TREFERE

APR 27 9 12 AM

DAVIDSON COUNTY

MAIL ENV.